



Each office independently owned and operated

**KAMMES COMMERCIAL**

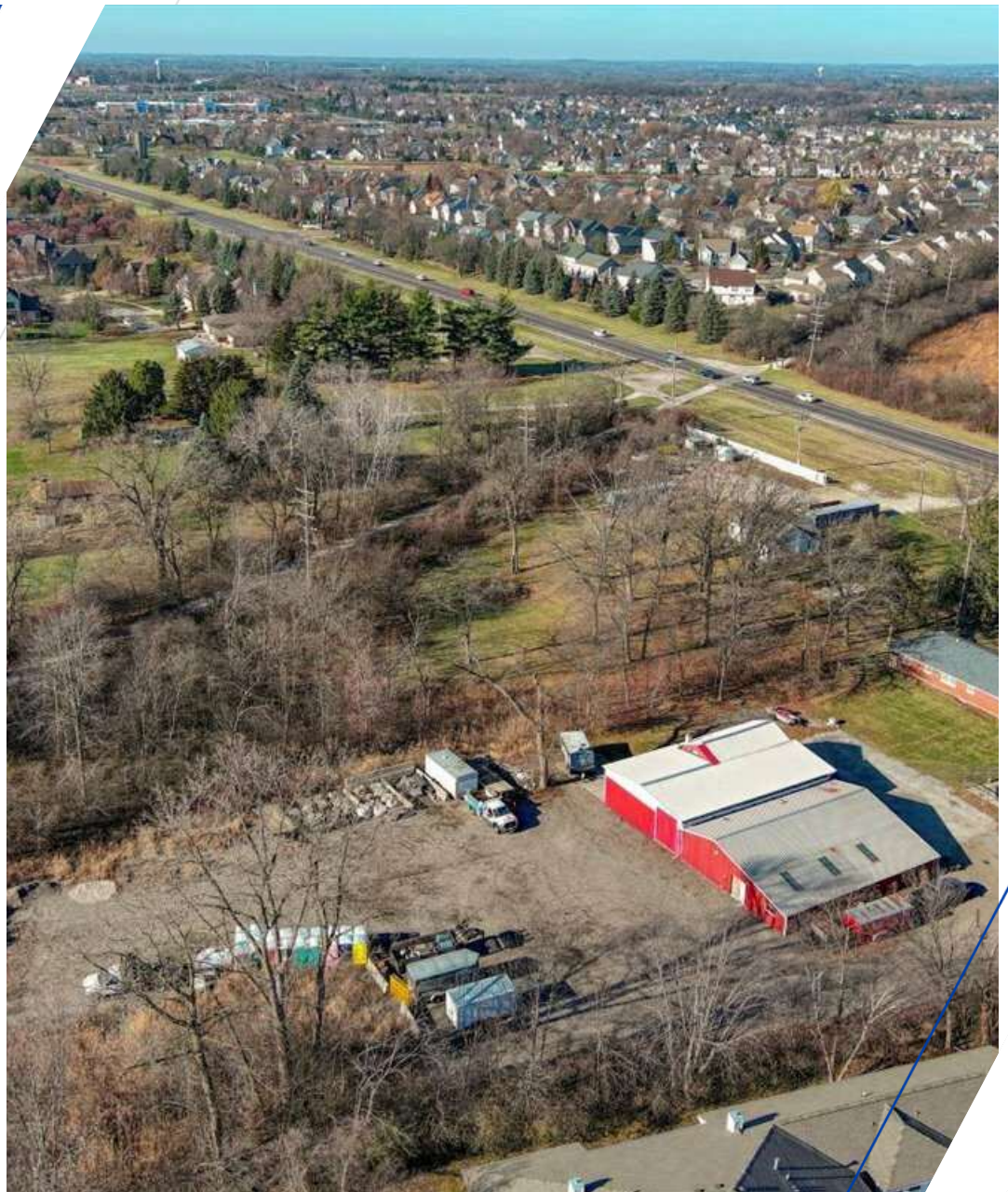
1417 N Main St  
kammescommercial.com  
Wheaton, IL 60187

**FOR SALE**

**OFFICE BUILDING**

# 33 W109 BUTTERFIELD RD

AURORA, IL 60504



PRESENTED BY:

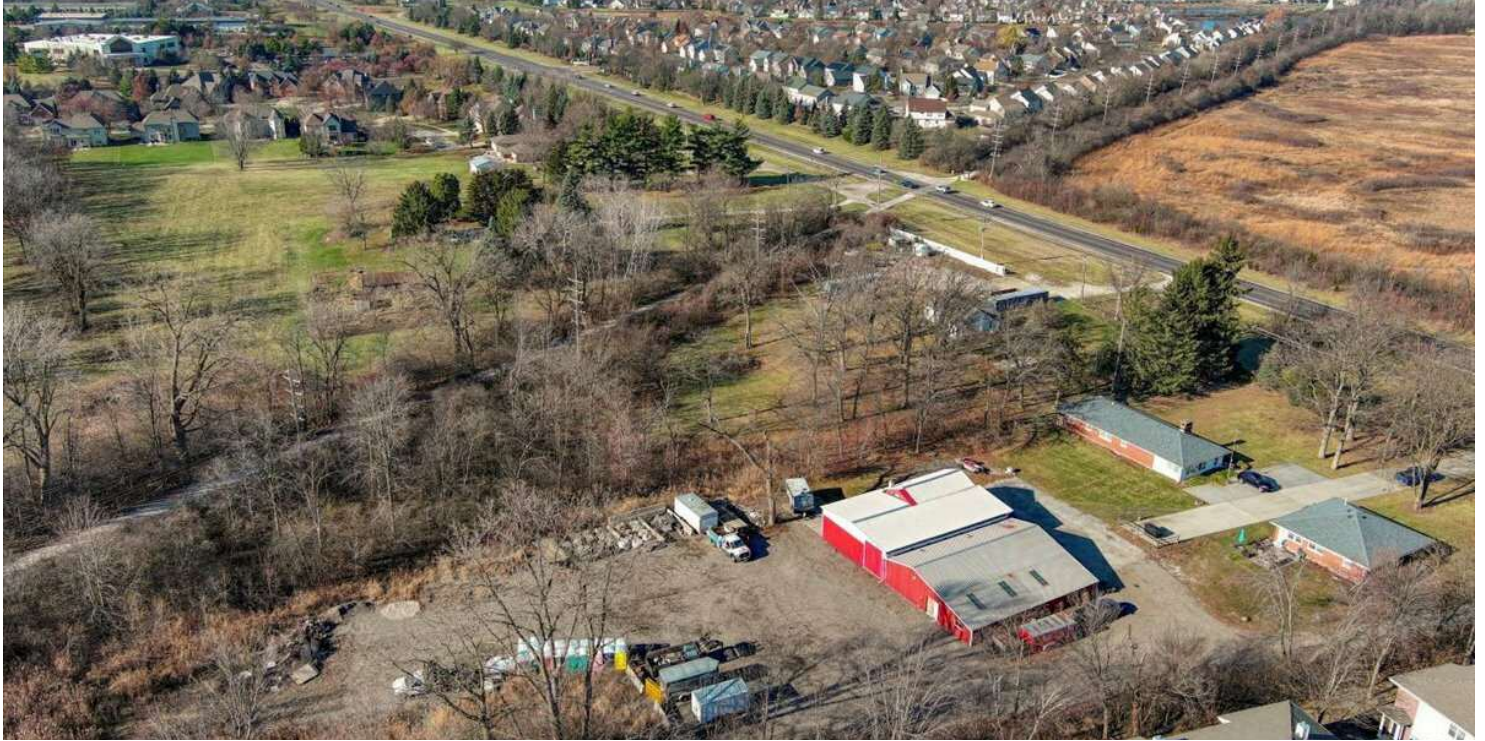
**LANCE KAMMES**

Broker, CCIM  
630.868.6300



# //33 W109 BUTTERFIELD RD

AURORA, IL 60504



## PROPERTY DESCRIPTION

FULLY LEASED MIXED USE PROPERTY \* 3 BUILDINGS / 1 Multi-FAMILY RESIDENTIAL RENTAL / 1 WAREHOUSE / 1 OFFICEBUILDING OR OFFICE / RESIDENTIAL, PLUS OUTSIDE STORAGE FULLY LEASED AS WELL. Call David Zinn with questions please

## PROPERTY HIGHLIGHTS

- Fully leased investment property

## OFFERING SUMMARY

|                |              |
|----------------|--------------|
| Sale Price:    | \$1,275,000  |
| Lot Size:      | 111,078 SF   |
| Building Size: | 8,856 SF     |
| NOI:           | \$115,445.00 |
| Cap Rate:      | 9.05%        |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 302       | 830       | 2,186     |
| Total Population  | 774       | 2,111     | 5,672     |
| Average HH Income | \$146,273 | \$142,570 | \$145,809 |



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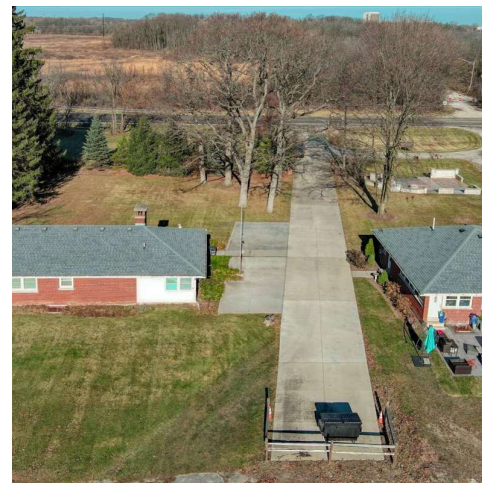
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ADDITIONAL PHOTOS

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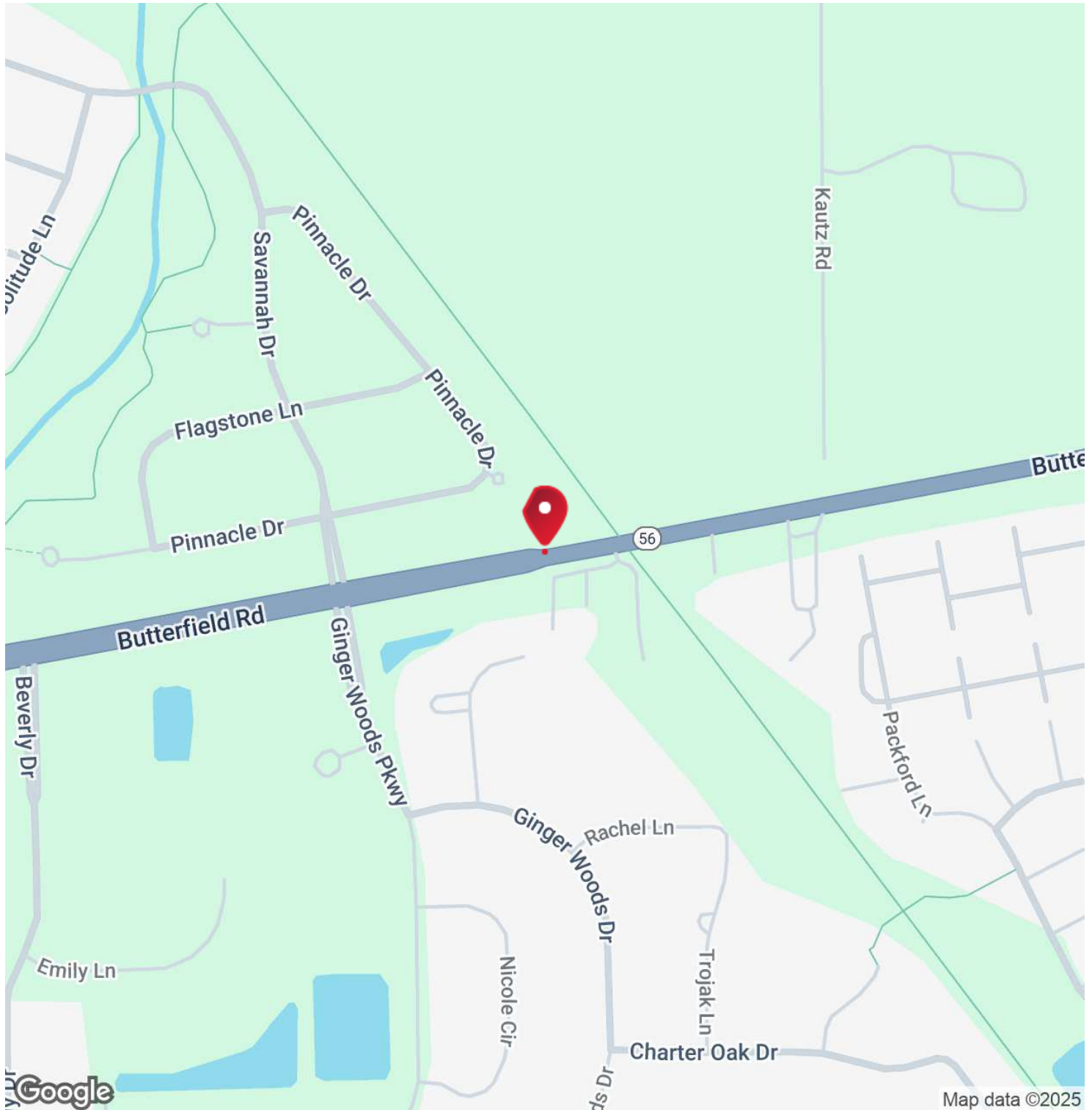
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LOCATION MAP

# 33 W109 BUTTERFIELD RD

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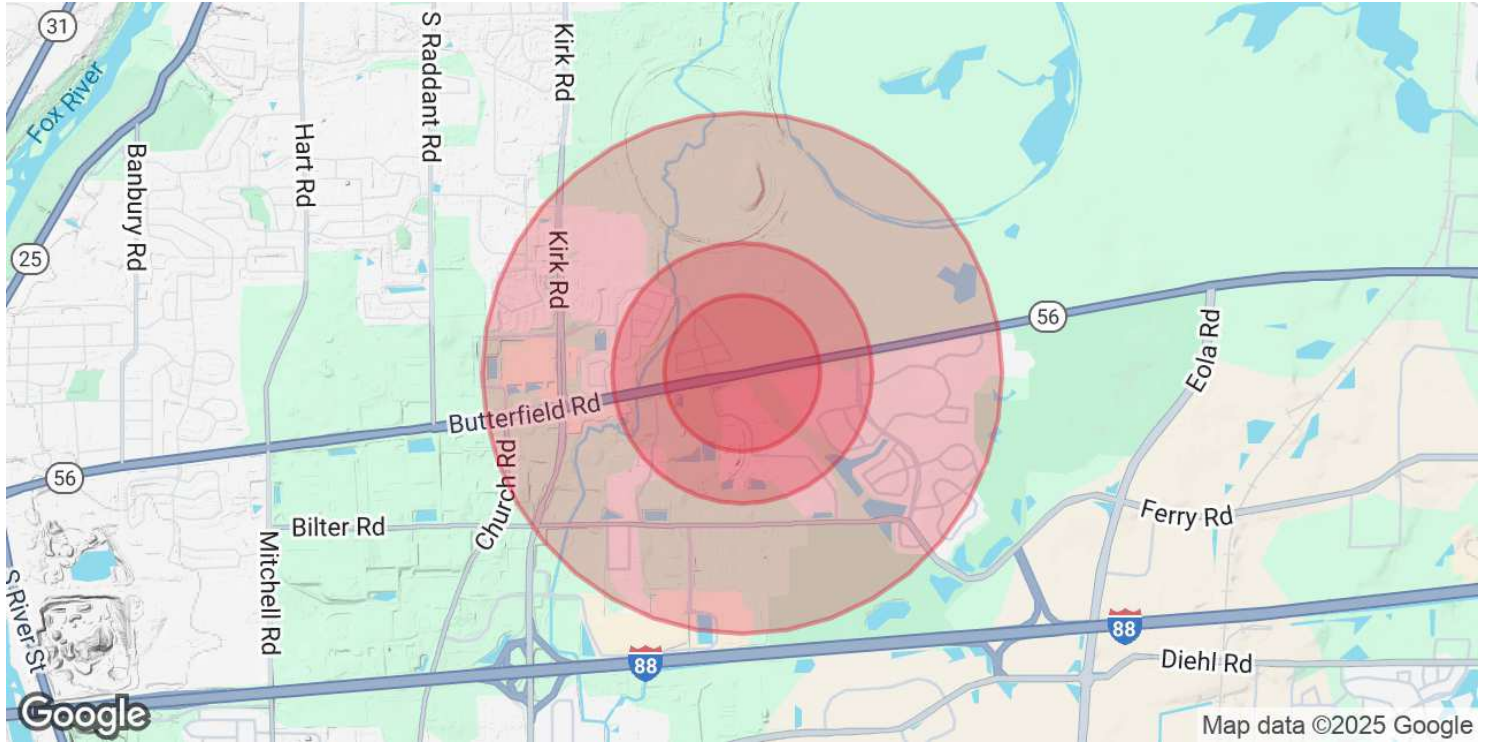
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## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

|                      |     |       |       |
|----------------------|-----|-------|-------|
| Total Population     | 774 | 2,111 | 5,672 |
| Average Age          | 37  | 37    | 37    |
| Average Age (Male)   | 36  | 36    | 36    |
| Average Age (Female) | 38  | 38    | 38    |

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 302       | 830       | 2,186     |
| # of Persons per HH | 2.6       | 2.5       | 2.6       |
| Average HH Income   | \$146,273 | \$142,570 | \$145,809 |
| Average House Value | \$375,697 | \$377,215 | \$372,559 |

Demographics data derived from AlphaMap



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